



2023-2024 SNOW REMOVAL POLICIES AND PROCEDURES

The HOA has contracted with All Phase Landscaping for snow removal services for the 2023 - 2024 winter season. The “trigger depth” – the depth at which All Phase starts to perform snow removal services – is 2”. When the trigger depth is met, All Phase clears all private roads within the community, sidewalks, garage aprons and steps/walkways to front porches in the Townhome and Paired Home neighborhoods.

All Phase visits the property throughout each storm to determine whether the trigger depth has been met. Photos are sent to our manager, of rulers in the snow in various areas indicating actual snow depth. Keep in mind, that due to blowing and drifting, some areas may accumulate more than 2”, however, the actual snowfall depth for the storm is less than 2”. Areas with north facing exposures will be monitored by All Phase, the Board and the HOA Manager as to special needs (snow removal, ice melt) after each storm, whether the trigger depth was met.

The City of Aurora is responsible for clearing Crestline Drive and the streets in Neighborhood I - Crestline Avenue, Granby Court and Granby Way. In accordance with the Aurora Municipal Code, Neighborhood I residents are responsible for clearing their sidewalks from ice and snow within 24 hours after snowfall ends and 48 hours after a snow emergency is declared by the City of Aurora. These sidewalks are public and in the public right of way just as are the sidewalks along Crestline Drive, Chambers Road and Joplin Street.

All other sidewalks and roadways not listed in the previous paragraph are private and not subject to the Aurora Ordinance (Article VIII § 126). Snow removal is an extremely costly item for HOAs. A 2” trigger depth is lower than what many communities provide for their owners and what is “standard in the industry.” However, given the lack of sunlight light in many areas throughout the Community, the Board agreed to keep a 2” trigger depth.

Again, the conditions throughout the property will be closely monitored by all this winter and appropriate action taken given the forecast, temperatures, and sunlight exposure.